105.0	0003	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	841,800 /	841,800
USE VALUE:	841,800 /	841,800
ASSESSED:	841,800 /	841,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		MORNINGSIDE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KEVENY BRIAN J & CHRISTINE
Owner 2:	
Owner 3:	
Street 1:	48 MORNINGSIDE DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .322 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Vinyl Exterior and 2268 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14009.000	312,400		529,400	841,800
Total Card	0.322	312,400		529,400	841,800
Total Parcel	0.322	312,400		529,400	841,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.16 | /Parcel: 371.16

Legal Description

User Acct
67536
GIS Ref
GIS Ref
Insp Date
10/17/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 105.0-0003-0004.0

!8331!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	312,400	0	14,009.	529,400	841,800		Year end	12/23/2021
2021	101	FV	302,800	0	14,009.	529,400	832,200		Year End Roll	12/10/2020
2020	101	FV	302,800	0	14,009.	529,400	832,200	832,200	Year End Roll	12/18/2019
2019	101	FV	238,700	0	14,009.	529,400	768,100	768,100	Year End Roll	1/3/2019
2018	101	FV	238,700	0	14,009.	453,700	692,400	692,400	Year End Roll	12/20/2017
2017	101	FV	238,700	0	14,009.	423,500	662,200	662,200	Year End Roll	1/3/2017
2016	101	FV	238,700	0	14,009.	363,000	601,700	601,700	Year End	1/4/2016
2015	101	FV	232,700	0	14,009.	325,200	557,900	557,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:08:45

LAST REV

Date	Time
02/19/19	11:50:26
ekelly	

USER DEFINED

Prior Id # 1:	67536
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8331

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ERIKSON BERNDT	1098-45		7/23/1992		202,500	No	No		L

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/18/2004	383	Re-Roof	5,400					
2/17/2001	117	Siding	15,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2018	MEAS&NOTICE	CC	Chris C
6/10/2009	Measured	189	PATRIOT
12/5/2001	External Ins	PM	Peter M
10/30/2000	Hearing N/C		
4/8/2000	Inspected	264	PATRIOT
10/27/1999	Measured	263	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14009		Sq. Ft.	Site		0	70.	0.54	4			Topo	-10					529,373						529,400	

Total AC/HA:	0.32160	Total SF/SM:	14009	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	529,373	Spl Credit		Total:	529,400

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.31287873
Const Adj.:	0.98304033
Adj $ / SQ:	167.780
Other Features:	83796
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	424435
Depreciation:	112051
Depreciated Total:	312384

COMMENTS

BK: 554 PG: 41 CERT: 0084791 646-2717.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

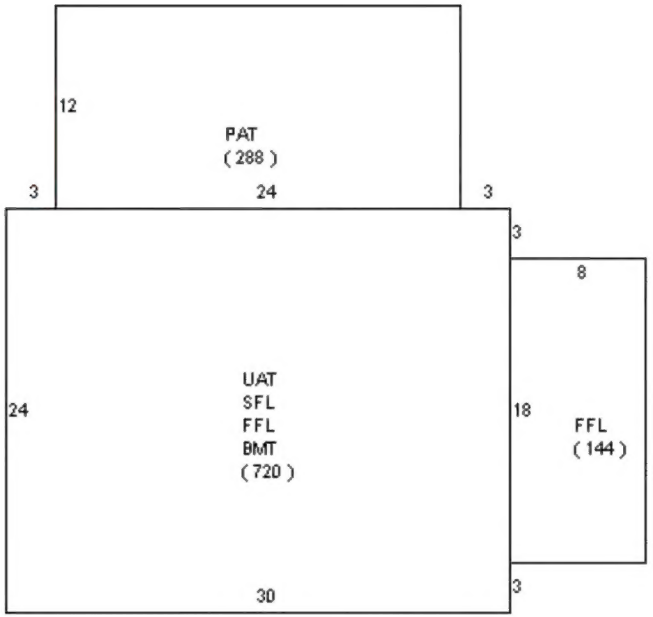
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	167.78
Special Features:	0	Val/Su Net:	112.70
Final Total:	312400	Val/Su SzAd	197.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	864	167.780	144,962
BMT	Basement	720	73.240	52,730
SFL	Second Floor	720	167.780	120,801
PAT	Patio	288	3.490	1,006
UAT	Upper Attic	180	117.450	21,140

Net Sketched Area:	2,772			Total:	340,639
Size Ad	1584	Gross Area	3312	FinArea	2268

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

PARCEL ID

105.0-0003-0004.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1975	0.00	T	35.2	101						
2	Frame Shed	D	Y	1	4X7	F	FR	1988	0.00	T	31	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: